

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD**  
**Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**  
**Minutes of Regular Meeting**  
**March 14, 2011 @ 1:30 p.m.**

**Call to Order**

**Chair Hess** called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

**Roll Call**

**PRESENT**

Paula Hess  
Michael Gravesen  
Michael Brown  
James Marshall (arrived after roll call)  
Brenda Bossman (arrived after roll call)

**ABSENT**

**ATTENDING**

Derek Rooney, Assistant County Attorney  
Gayle Moore, Recording Secretary

**APPROVAL OF MINUTES**

The minutes of February 14, 2011 were approved as circulated.

**ANNOUNCEMENTS**

The oath was administered, whereupon the meeting commenced.

**PETITIONS**

**Z-11-01-01**

**Quasi-Judicial**

**Commission District I**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Commercial Intensive (CI), for property located north of Rushmore Avenue, south of Adam Street, east of Highlands Road and west of Sulstone Drive, in the Harbour Heights area, containing 1± acres; Commission District I; Petition No. Z-11-01-01; Applicants: Walter B. and Barbara O. Boyd.

**Staff Presentation**

**Jie Shao, Planner III**, presented the findings and analysis of the petition with a recommendation of *Approval*, based on the reasons stated in the staff report dated February 24, 2011 and the evidence presented at the public hearing on the application. Her review of the property characteristics was made with reference to the video of a recent site visit.

**Questions for Staff**

*None.*

**Applicant's Presentation**

**Mr. Edward Boyd**, representing the applicant, spoke in support of the petition, noting that the owner intended to add offices to their warehouse facility, due to recent growth in their range of business into building automation, which will also create new jobs.

***DRAFT Minutes of Regular Meeting*** Continued***March 14, 2011 @ 1:30 P.M.***

These minutes have been approved by the Charlotte County Planning and Zoning Board.

**Public Input**

**Mr. Joe Fleming**, resident of Harbour Heights, spoke regarding the applicant who he regards as a good neighbor; he also noted that they would be creating new jobs as part of their expansion. He stated he was in favor of the expansion.

**Mr. Lee Phillips**, resident of Harbour Heights, also spoke in support of the application, noting that the applicant was a good neighbor and the new jobs would be welcome.

**Mr. Jim Graham**, resident of Harbour Heights and president of the Harbour Heights Civic Association, which he indicated supports the application.

**Ms. Florence Galpin**, resident of Harbour Heights, spoke in favor of the expansion.

- **Mr. Gravesen** moved to close the public hearing, second by **Mr. Brown** with a unanimous vote.

**Discussion**

**Chair Hess** lauded the individuals who had made the effort to come and speak in support of the project.

**Mr. Marshall** arrived at 1:42 p.m.

**Recommendation**

**Mr. Brown** moved that application **Z-11-01-01** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated February 24, 2011, along with the evidence presented at today's meeting, second by **Mr. Gravesen** and carried by a unanimous vote.

**Revision of Enterprise Charlotte****Airport Park (ECAP)****Legislative****Commission District II**

An ordinance amending Chapter 3-9 of the Code of Laws and Ordinances of Charlotte County, Florida, by amending Section 3-9-51, Enterprise Charlotte Airport Park district; providing for conflict with other ordinances; providing for severability; and, providing an effective date. Applicant: Charlotte County Board of County Commissioners.

**Staff Presentation**

**Inga Williams, Principal Planner**, presented the findings and analysis of the petition with a recommendation of *Approval*, based on the reasons stated in the staff report dated March 2, 2011 and the evidence presented at the public hearing on the application. She noted that the petition was brought forward by the Economic Development Department and changed primarily the landscaping requirements within the district.

The changes made by Growth Management Department staff were to define 'green industry' (a use included in Smart Charlotte 2050 which allows for light and heavy industrial uses) and to remove two uses under the Office, Governmental and Institutional category (removing colleges and universities, and hospitals, uses prohibited by the Comprehensive Plan.) One significant change to landscaping was to create an ECAP Tree Fund so that developers can contribute to the Fund instead of putting plantings in place, and the County can use the fund to do median plantings.

***DRAFT Minutes of Regular Meeting*** Continued

***March 14, 2011 @ 1:30 P.M.***

These minutes have been approved by the Charlotte County Planning and Zoning Board.

**Questions for Staff**

**Chair Hess** asked about the process of working with Economic Development on the project. She also asked whether there had been a review of the matter by ECAP property owners.

**Ms. Debrah Forester** responded to Chair Hess's question, describing the outreach to property owners within the district. **Chair Hess** said she had heard that the ECAP had been an expensive place to do business and the changes would help reduce those costs; she asked if Ms. Forester felt this would be the result of the changes and **Ms. Forester** said that the changes should have that effect.

**Public Input**

**Chair Hess** identified several ECAP business owners in the audience and specifically asked for their input. **Mr. Gary Bayne** of Southwest Engineering spoke in support of the changes.

**Mr. Bruce Laishley**, Southwest Land Developers, also spoke in support of the changes, especially where the landscaping code was felt to be over-kill both in costs of installation and maintenance, as well as a loss of property once all the buffers were taken into account. He felt this requirement was particularly silly when two neighboring businesses of the same type had to "hide" their operations from one another. He also pointed out that buffering hid the architectural features that cost money to install from the road, which was another waste. In general, he said that all the changes are in the right direction, particularly in terms of increased flexibility for the property owner.

**Ms. Bossman** arrived 1:51 p.m.

- **Mr. Marshall** moved to close the public hearing, second by **Mr. Gravesen** with a unanimous vote.

**Discussion**

**Ms. Williams** further commented about the changes regarding the green industries which need to be made part of the record: An addition was made, at the request of Economic Development, in the definition of "green industries" referring to the resolution that they use for their targeted industries list, which is after the comma in "targeted sectors list," – add the words: "Resolution 2010-119, as amended."

**Recommendation**

**Mr. Gravesen** moved that the petition for revision of the Enterprise Charlotte Airport Park District, including the language change stated by Ms. Williams for the record, be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated March 2, 2011, along with the evidence presented at today's meeting, second by **Mr. Marshall** and carried by a unanimous vote.

There being no further business to come before the Board, meeting was adjourned at 1:54 p.m.